

LET PROPERTY PACK

INVESTMENT INFORMATION

Armstrong Close,
Warrington, WA3

211119560

 www.letproperty.co.uk





Property Description

Our latest listing is in Armstrong Close, Warrington, WA3

Get instant cash flow of **£799** per calendar month with a **5.5%** Gross Yield for investors.

With a tenant currently situated, a space that has been kept in good condition, and a rental income that ensures fantastic returns, this property will be a rewarding addition to an investor portfolio.

Don't miss out on this fantastic investment opportunity...



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Property Key Features

2 bedroom

1 bathroom

Spacious Room

Garden Ground Space

Factor Fees: TBC

Ground Rent: £20 per annum

Lease Length: 78 years

Current Rent: £799

Kitchen



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 173,000.00

25% Deposit	£43,250.00
SDLT Charge	£5,190
Legal Fees	£1,000.00
Total Investment	£49,440.00

Projected Investment Return



The monthly rent of this property is currently set at £799 per calendar month.



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£799
Mortgage Payments on £129,750.00 @ 5%	£540.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	£1.67
Letting Fees	£79.90
Total Monthly Costs	£637.20
Monthly Net Income	£161.81
Annual Net Income	£1,941.66
Net Return	3.93%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income Adjusted To **-£6,687.54**

Net Return **-13.53%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income Adjusted To **-£9,262.50**

Net Return **-18.73%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £170,000.



£170,000

2 bedroom semi-detached house for sale

+ Add to report

Armstrong Close, Birchwood, Warrington, Cheshire, WA3

CURRENTLY ADVERTISED

Marketed from 3 Oct 2024 by Bridgfords, Culcheth



£160,000

2 bedroom terraced house for sale

+ Add to report

Armstrong Close, Warrington

CURRENTLY ADVERTISED

SOLD STC

Marketed from 27 Jul 2024 by Open House Estate Agents, Nationwide

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom terraced house

+ Add to report

Armstrong Close, Warrington, Cheshire

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Jul 2024 to 23 Aug 2024 (36 days) by Infinite Property Ltd, Warrington



£799 pcm

2 bedroom mews house

+ Add to report

Armstrong Close, Birchwood, Warrington, WA3

NO LONGER ADVERTISED

Marketed from 23 Jun 2023 to 4 Jul 2023 (11 days) by Belvoir, Warrington

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

 Tenancy Agreement in place: **Yes**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 years**

 Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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Interested in this
property investment?

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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